

HAM BROWN RESERVE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 27, 2025

BOARD OF SUPERVISORS

**PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Ham Brown Reserve Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 20, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Ham Brown Reserve Community Development District

Dear Board Members:

The Board of Supervisors of the Ham Brown Reserve Community Development District will hold Public Hearings and a Regular Meeting on August 27, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Dalton Blauvelt to Fill Unexpired Term of Seat 3; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consider Appointment of Matthew Grundon to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor
5. Acceptance of Resignation of Jack Traynor [Seat 1]
6. Consider Appointment of Angie Zayas to Fill Unexpired Term of Seat 1; *Term Expires November 2028*

7. Consideration of Resolution 2025-10, Electing and Removing Officers of the District, and Providing for an Effective Date
8. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
9. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
10. Consideration of Land & Lakes, LLC Grounds Care Proposal and Agreement
11. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
12. Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date
13. Consideration of Fiscal Year 2026 Deficit Funding Agreement
14. Acceptance of Unaudited Financial Statements as of July 31, 2025
15. Approval of May 28, 2025 Regular Meeting Minutes
16. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*

- B. District Engineer: *Boyd Civil Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- 0 Registered Voters in District as of April 15, 2025
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - Hard Copy Agendas vs Tablets
 - NEXT MEETING DATE: September 24, 2025 at 11:00 AM

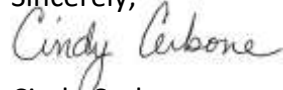
○ QUORUM CHECK

SEAT 1	JACK TRAYNOR	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ATINO SECOR	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	DALTON BLAUVELT	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MATTHEW GRUNDON	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	RYAN O'DOWD	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

17. Board Members' Comments/Requests
18. Public Comments
19. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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**HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 202__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Ham Brown Reserve Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ham Brown Reserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective August 27, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 27, 2025:

_____	_____
Jack Traynor	Chair
_____	_____

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2025.

ATTEST:

HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

8A

AFFIDAVIT OF PUBLICATION

Osceola News-Gazette
222 Church Street
(407) 846-7600

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Aug. 7, 2025

Notice ID: Bf0tsHwJbpoWuNPQnRi8

Notice Name: HAM BROWN RESERVE CDD*FY2025-26 Budget

PUBLICATION FEE: \$79.77

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

Anjana Bhadoriya

Agent

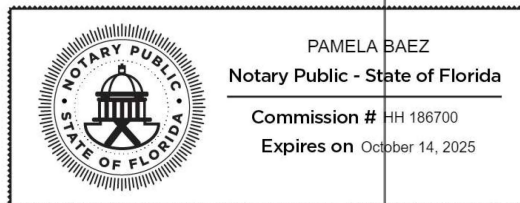
VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 08/07/2025

Notary Public

Notarized remotely online using communication technology via Proof.



**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Ham Brown Reserve Community Development District ("District") will hold a public hearing on August 27, 2025, at 11:00 a.m., and at The Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.hambrownreservecd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

August 7, 2025

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

8B

RESOLUTION 2025-11

[ANNUAL APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Ham Brown Reserve Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Ham Brown Reserve Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2025.

ATTEST:

**HAM BROWN RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
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**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 145,685
Allowable discounts (4%)	-				(5,827)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	139,858
Landowner contribution	133,890	15,968	108,389	124,357	207,177
Total revenues	133,890	15,968	108,389	124,357	347,035
EXPENDITURES					
Professional & administrative					
District management**	48,000	10,000	38,000	48,000	48,000
DSF accounting 2026***	-	-	-	-	1,375
Legal	25,000	2,246	15,000	17,246	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,000	-	3,200	3,200	3,300
Arbitrage rebate calculation*	750	-	-	-	500
Dissemination agent*	1,000	-	250	250	1,000
Dissemination agent 2026*	-	-	-	-	250
EMMA software service*	1,500	-	-	-	1,500
Trustee*	6,500	-	5,500	5,500	5,500
Trustee 2026*	-	-	-	-	-
Telephone	200	83	117	200	200
Postage	500	35	465	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	79	6,421	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	6,500
Contingencies/bank charges	750	447	1,053	1,500	1,500
Tax Collector and property appraiser	-	-	-	-	2,914
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	104,790	18,473	73,213	91,686	108,129
Field operations					
Field operations manager	6,600	-	6,600	6,600	6,600
Field operations accounting	-	-	-	-	1,500
Property insurance	-	-	437	437	1,610
Landscape maintenance	-	-	-	-	24,000
Entry feature maintenance	-	-	-	-	3,000
Tree/plant replacement	-	-	-	-	10,000
Irrigation repairs	-	-	-	-	6,000
Irrigation water	-	-	-	-	12,000
Aquatic maintenance	-	-	-	-	7,200
Electricity	22,500	-	22,500	22,500	92,496
Total field operations	29,100	-	29,537	29,537	164,406
Total expenditures	133,890	18,473	102,750	121,223	272,535

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,505)	5,639	3,134	74,500
Fund balance - beginning (unaudited)	-	(3,134)	(5,639)	(3,134)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	74,216
Unassigned	-	(5,639)	-	-	284
Fund balance - ending	<u>\$ -</u>	<u>\$ (5,639)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 74,500</u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

***This item will be realized for the second and all subsequent bond issuances.

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

District management**	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
DSF accounting 2026***	1,375
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,300
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Dissemination agent 2026*	250
EMMA software service*	1,500
Trustee*	5,500
Trustee 2026*	-
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	6,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

EXPENDITURES (continued)

Insurance	6,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Tax Collector and property appraiser	2,914

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Website hosting & maintenance	705
Website ADA compliance	210
Field operations manager	6,600
Field operations accounting	1,500
Property insurance	1,610
Landscape maintenance	24,000
Entry feature maintenance	3,000
Tree/plant replacement	10,000
Irrigation repairs	6,000
Irrigation water	12,000
Aquatic maintenance	7,200
Monthly onsite visits at \$600 a month.	
Electricity	92,496
single family homes. \$12,500 townhomes. Phase 1A.	
Total expenditures	<u><u>\$ 272,535</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Assessment	Assessment	Assessment	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
Townhomes	156	\$ 389.23	\$ -	\$ 389.23	n/a
Bungalow	41	551.41	-	551.41	n/a
Single Family 45'	21	729.80	-	729.80	n/a
Single Family 50'	58	810.89	-	810.89	n/a
Total	276				

Landowner's Contribution					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Assessment	Assessment	Assessment	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
Townhomes	-	Landowner's Co	\$ -	\$ -	n/a
Bungalow	-	Landowner's Co	-	-	n/a
Single Family 45'	162	Landowner's Co	-	-	n/a
Single Family 50'	126	Landowner's Co	-	-	n/a
Total	288				

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

9

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

9A

**PROOF OF
PUBLICATION
From**

**OSCEOLA
NEWS-GAZETTE**

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

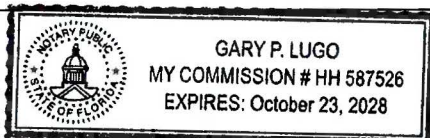
Before me, the undersigned authority,
personally appeared Toni Rowan,
who under oath says that she is the
Business Manager of the
Osceola News-Gazette, a weekly
newspaper published at Kissimmee, in
Osceola County, Florida; that the attached
copy of the advertisement was published
in the regular and entire edition of said
newspaper in the following issues:

July 31st, 2025

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that
the said newspaper has heretofore
been continuously published in said
Osceola County, Florida, for a period
of one year preceding the first publication
of the attached copy of advertisement;
and affiant further says that she has
neither paid nor promised any person,
firm or corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper.

Sworn and subscribed before me

by Toni Rowan, who is
personally known to me this



Gary P. Lugo



Make remittance to: Osceola News-Gazette
222 Church Street, Kissimmee, FL 34744
Phone: 407-846-7600

Email: glugo@osceolanewsgazette.com
You can also view your Legal Advertising on
www.aroundosceola.com or www.floridapublicnotices.com

IN THE MATTER OF: FIRST PUBLICATION:

LAST PUBLICATION:

July 31st 2025
July 31st 2025

Notice of FY26 Budget
an O&M Assessment
hearing on July 31st 2025



Veteran's Voice

VA Family Caregiver Program Extension, more medical news

By Terry Lloyd
For the News-Gazette

The VA is proposing to extend eligibility for the Program of Comprehensive Assistance for Family Caregivers (PCAFC) for legacy participants and applicants through Sept. 30, 2028. This three-year extension would ensure continued benefits and stability for nearly 15,000 veterans and their caregivers. PCAFC provides critical support such as training, respite care, counseling, and stipends to family caregivers of veterans with serious service-connected injuries. For updates, see <https://bit.ly/4HeBxT>.

Burn Pit exposure not good for your brain, either: A combined National Institutes of Health, Defense Department, and Department of Veterans Affairs medical study of military toxic exposure symptoms indicates that those exposed to burn pit smoke are facing a greater risk of mental health and brain trauma issues. The study showed higher rates of depression, mood disorders, intracranial injuries, and traumatic brain damage among those exposed, with longer exposure increasing the risk. Help for those exposed is available through the VA since the PACT toxic exposure act came into effect in March 2024. For more information, see <https://bit.ly/44KTWN9>.

Psychedelic therapy for PTSD: No doubt the Vietnam generation will probably remember the famous (or infamous) line by Dr. Timothy Leary: "Tune in, turn on, drop out," which helped to usher in the psychedelic wave of LSD, acid rock, strobe lights, and black light posters. Whether you did or didn't partake at the time, or as a member of a younger generation exposed to the trauma of war, psychedelic

therapy to help treat post-traumatic stress (PTSD) is gaining a foothold, even within the VA. For more information, see <https://bit.ly/4mFVhL>.

"Forever" PFAS Chemicals associated with Type II Diabetes: Research has linked exposure to per- and polyfluoroalkyl substances, or PFAS, and Type II diabetes. PFAS chemicals are found in aqueous film-forming foam to fight fires, which the U.S. armed forces have used for decades, especially at airfields, on ships, and at munitions and fuel storage facilities. A number of other diseases and conditions are associated with PFAS exposure.

Referred to as "forever chemicals" because they do not break down naturally in the environment, almost 600 military installations, both overseas and in the U.S., have been contaminated with the chemicals after years of long-term use in training and operations. Since the groundwater at most of the

contaminated sites was also affected, military members not directly exposed to the chemicals through work, and family members who resided on bases, can also be impacted.

The VA, as directed under the PACT Act, is expected to begin a registry of service members who were believed to have been exposed to PFAS. For the interim, disability claims from PFAS exposure are determined on a case-by-case basis. There is also legislation pending to compensate military families for health care costs associated with conditions resulting from exposure to PFAS.

PFAS exposure is a national issue, potentially affecting millions, and with a corresponding huge price tag to address adequately. For more information about PFAS and military exposure, see <https://bit.ly/3lI2pHn>.

Always interested in your veteran-related events, news and concerns. Email vwv@osceolavets@gmail.com.

Police News

Golf course brawl over slow play leads to felony arrest

Slow play is a sore topic among golfers, and members of the game's community have all sorts of suggestions available to players to move things along on the course.

Beating people up over it isn't on the list.

Jason Paul Hughes, 35, of Orlando was arrested last week and charged with felony aggravated battery after a June 28 incident left another golfer beaten and bloodied at Oaks National Golf Club in Kissimmee.

According to an arrest report, the victim came into

the clubhouse "bleeding and swollen" and said he was physically struck by another player on the course, who had left the area in the direction of John Young Parkway.

The victim told police two white males approached him and his friend in a cart and began cursing at them to "hurry the (expletive) up," and this continued on the green of the next hole, when the suspect grabbed the victim's shirt and tore it, and punched him multiple times in the face. Their

See Police News, Page 8.

HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Ham Brown Reserve Community Development District ("District") will hold the following two public hearings and a regular meeting on August 27, 2025, at 11:00 a.m., and at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The operations portion of the O&M Assessments are charged on a per lot basis (debt assessments for Work Force Housing Units have been paid down). The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units	Equivalent Assessment Unit Factor (Operations)	Annual O&M Assessment
Townhomes	156	0.48	\$389.23
Bungalow	41	0.68	\$551.41
Single Family 45'	21	0.90	\$729.80
Single Family 50'	58	1.00	\$810.89

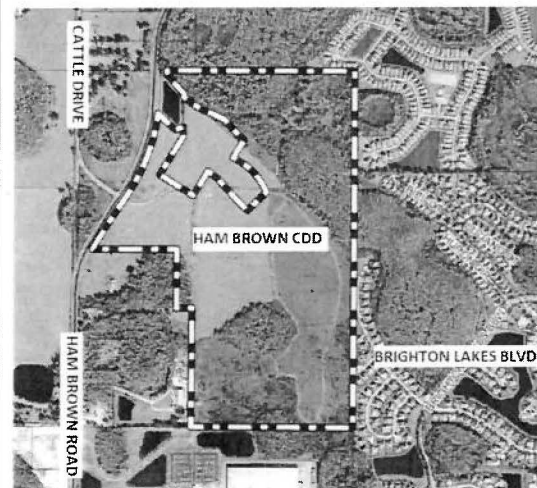
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots that have previously been platted and sold by the developer to third parties, including lots sold during the Fiscal Year 2025/2026, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561) 571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



Vote Osceola

Mary Jane Arrington,
Supervisor of Elections

ELECTIONS

CALENDAR

CONTEST

K-12

open to all K-12 students
in Osceola County

DEADLINE: OCTOBER 14TH, 2025

**Winners to be featured
in the 2026-2027
Elections calendar and
receive prizes**

Scan the QR code or visit voteosceola.gov/en-us/Voter-Information/Outreach-and-Education/Art-Contest

For more news, visit aroundosceola.com

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

9B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by **Wrathell, Hunt and Associates, LLC**, and, in the course of that employment, serve as Financial Analyst for the **Ham Brown Reserve Community Development District**.
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on July 30, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190, 197 and/or 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 30th day of July 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☒ did or ☐ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC



Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

Ham Brown Reserve Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 30, 2025

VIA FIRST CLASS MAIL

Ashton Orlando Residential LLC
1604 Greenwood Blvd Ste 124
Lake Mary, FL 32746
PARCEL ID: See "Exhibit B" Attached

RE: Ham Brown Reserve Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

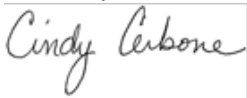
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Ham Brown Reserve Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on **August 27, 2025, at 11:00 a.m., and at The Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessments are set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$145,685.11** in gross revenue, in addition to approximately \$208,781 that is intended to be funded by a deficit funding agreement with the project developer. The O&M Assessments are allocated on an “Equivalent Residential Unit” basis as set forth below. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

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Bungalow	41	0.68	\$551.41
Single Family 45’	21	0.90	\$729.80
Single Family 50’	58	1.00	\$810.89

Exhibit: B

ParcelID	Owner1	Mailing Address 1	City	ST/Prov	Zip/Postal
13-26-28-3692-0001-0040	ASHTON ORLANDO RESIDENTIAL LLC	1604 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-0050	ASHTON ORLANDO RESIDENTIAL LLC	1604 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-0980	ASHTON ORLANDO RESIDENTIAL LLC	1604 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-0990	ASHTON ORLANDO RESIDENTIAL LLC	1604 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1000	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1010	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1020	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1030	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1040	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1050	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1060	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1070	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1080	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1090	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746
13-26-28-3692-0001-1100	ASHTON ORLANDO RESIDENTIAL LLC	1064 GREENWOOD BLVD STE 124	LAKE MARY	FL	32746

Ham Brown Reserve Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 30, 2025

VIA FIRST CLASS MAIL

Brookfield Holdings (Ham Brown) LLC
250 Vesey St 15th FL
New York, NY 10281
PARCEL ID: See "Exhibit B" Attached

RE: Ham Brown Reserve Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

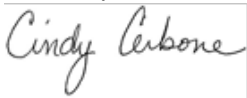
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Exhibit: B

[illegible]

[illegible]

[illegible]

Ham Brown Reserve Community Development District

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Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

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July 30, 2025

VIA FIRST CLASS MAIL

Starlight Homes Florida LLC

1064 Greenwood Blvd Ste 124

Lake Mary, FL 32746

PARCEL ID: See "Exhibit B" Attached

RE: Ham Brown Reserve Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

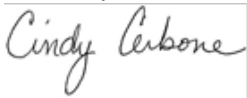
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District Manager

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Exhibit: B

[illegible]

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

9C

RESOLUTION 2025-12

[FY 2026 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ham Brown Reserve Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT. The District’s Board hereby authorizes a deficit funding agreement for the operations and maintenance services set forth in the District’s Adopted Budget, as set forth in **Exhibit A**.

b. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
 - ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain operations and maintenance assessments (if any) and/or debt assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)* – Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th, 2026.
 - ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date

of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

**HAM BROWN RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

10



Ham Brown Reserve Community Development District
c/o Community Management Professionals- An Associa Company
4901 Vineland Road, Suite 455
Orlando, FL 32811
Email: Kassandra.kouvaras@associa.us

Grounds Care Proposal and Agreement

We are committed to delivering top-notch comprehensive commercial grounds care at a fair and precise cost. The suggested service level for your property is as follows.

BASIC SERVICES

Comon Area Total Monthly Price: \$1,995.00
Common Area Total Annual Price: \$23,940.00

Basic Service Pricing Includes:

Service	Frequency
Mow, Trim, Blow	42
Prune/Shear Foliage	12
Weed Control	42
Bed Edging	42
Litter Removal	42
Irrigation Inspections	12
Fertilization Turf/Foliage	4/2
Tree Pruning Up to 12'	1
Palm Tree Pruning	1
Seasonal Color Installation	2
Leaf Removal	As needed during peak season
Mulch (Pine Bark Mulch)	1

Basic Core Services Description:

MOW, TRIM, BLOW

1. All accessible turf areas shall be mowed on an agreed upon schedule during the growing season once per week during the growing season, every other week during the non-growing season
2. Weather conditions may dictate mowing schedule
3. Turf areas inaccessible to mowers will be trimmed to a height consistent with the mowed turf
4. Debris created from the mowing process will be blown from walks and paved areas



SHRUBS, BEDS, WEED CONTROL

1. All shrubs shall be sheared of current year's growth to maintain the current shape at least once per month
2. Shrub rejuvenation or heading back is an additional charge
3. Pre-emergent products shall be applied in bed areas for weed control purposes.
4. Mechanical and chemical methods shall be used to control weeds in sidewalks, parking lots and plant beds

BED EDGING

1. The edging of all walk and curb areas shall be performed each mowing visit or as inspection requires.
2. The edging of all plant beds shall be performed every other mowing visit or as inspection requires

LEAF REMOVAL

1. Litter shall be removed in the turf and bed areas each maintenance visit
2. Excessive litter removal may result in an additional charge.
3. Fallen leaves will be removed from the maintained areas to include blowing, raking, vacuuming, mowing and mulching
4. Weather conditions may dictate timing of the process

FERTILIZATION

This is a guideline program that can be adapted as needed to elevate the current health and appearance of all existing irrigated turf and plant material throughout RedTail HOA. Initially, a soil sample analysis will be completed throughout the community to evaluate soil quality and build a suitable treatment plan tailored to the landscape. All fertilization and insect control plans are subject to adjustments based on the specific needs of the property to ensure optimal health and performance of turf and ornamental plantings.

- Fertilize all irrigated turf areas with appropriate commercial blends tailored to seasonal and soil-specific needs
- Apply post-emergent weed control products as needed to maintain clean turf
- Treat turf, shrubbery, and trees with insect control products based on observed activity
- Apply seasonal fertilizer to ornamental trees and shrubs to promote vigor, flowering, and resilience

Turf and Plant Health Management

- Turf areas with irrigation will receive fertilization and pest control treatments six (4) times per year, scheduled approximately every other month to promote consistent health and growth.
- Shrubs and planter beds with irrigation will be treated four (2) times annually—once each season in Spring, Summer, Fall, and Winter—to ensure year-round plant health and vigor.



IRRIGATION

A comprehensive irrigation system audit will be performed to assess:

- System efficiency
- Coverage quality
- Operational status and limitations

A detailed report and proposal will be submitted outlining any deficiencies and recommended corrective actions.

2. Monthly System Checks: During scheduled monthly inspections, a technician will:

- Activate the system zone by zone
- Observe and verify system operation and coverage
- Perform minor adjustments (e.g., clearing fouled nozzles)
- Repair any damage caused by Land & Lakes personnel at no cost to the HOA

3. Service Frequency: A complete irrigation inspection will be conducted monthly, according to a predetermined schedule.

4. Monthly Service Specifications: Each monthly inspection will include:

- Activation of each irrigation zone
- Visual inspection of all heads, valves, and visible components
- Cleaning and/or adjustment of malfunctioning heads
- Identification and reporting of any damaged valves or valve boxes
- Removal of any debris in areas where repairs or adjustments were made
- Adjustment of irrigation clocks based on seasonal needs
- Inspection and testing of rain sensors
- Ensuring all valves are properly labeled
- Submission of a monthly written report, detailing inspection results by clock and zone

5. Repairs and Billing: Any repairs not caused by Land & Lakes will be billed on a time and materials basis at \$85.00/hour

For non-emergency repairs: Written HOA approval is required before any work begins
Work orders must include:

- Location of work
- Parts used
- Time spent

All work orders must be approved by the HOA

5. Contractor Responsibility: Any damage to the irrigation system caused by Land & Lakes crews will be repaired promptly at no cost to the HOA.



TREE PRUNING

- Prune Trees – The selective pruning, one time per contract period, of all woody ornamentals and trees less than twelve feet in height at driveways and eight feet in height at walkways to balance infiltrating light, to remove dead wood harboring insects and disease, and to promote maximum health and growth.

PALM PRUNING

- Palm Tree Pruning – The pruning of Palm trees throughout property to promote maximum health and growth.

SEASONAL COLOR

1. Seasonal Color Install – Annual color beds will be cultivated prior to the installation of selected annual plants, beds will be fertilized and watered during the installation.
2. Land & Lakes will provide a defined annual flower rotation schedule consisting of four seasonal rotations per year at the designated planting locations throughout the community. Each rotation will include the installation of approximately 2,200 seasonal flowers, selected to enhance curb appeal and reflect seasonal aesthetics.
3. Estimated Planting Windows:
 - Spring: March – April
 - Summer: June – July
 - Fall: September – October
 - Winter: December – January
4. Flower Selections & Locations:
 - Prior to each rotation, a detailed design plan will be submitted to the Property Manager for review and approval. The plan will include the proposed flower types, approximate quantities, and specific planting locations such as the flagpole, end caps, roundabouts, and landscape islands.

Any additional flower requests or quantities outside the defined scope of this rotation schedule must be submitted to the Board for prior review and approval—especially if they fall outside the existing budget.

MULCH

Mulch should typically be installed **1–2 times per year**, depending on your region, landscape goals, and HOA aesthetic standards - the most effective mulch installation schedule would be:

Recommended Timing:

1. **Spring (March–April)**
 - Refresh mulch to improve curb appeal ahead of the growing season.
 - Helps with moisture retention and suppresses weeds during warmer months.
2. **Late Fall (October–November)** *(Optional but beneficial and billed separately)*
 - Adds a protective layer for plant roots ahead of cooler weather.
 - Maintains a neat appearance through the winter months.

Additional Guidelines:

- Maintain a **2–3-inch** mulch layer; deeper than that can harm roots.
- Avoid piling mulch against tree trunks or plant stems ("volcano mulching").



- Replenish faded or thinned areas as needed to maintain consistency.

Any quantities that exceed the included amount will be presented for HOA approval

LANDSCAPE LIGHTING

1. Inspection Schedule: Conduct bimonthly inspections of all landscape lighting fixtures and systems.
2. Documentation: Record findings with detailed notes and photographs, highlighting any issues or necessary repairs.
3. Inspection Tasks: Check for functionality, damage, and proper illumination of all lighting fixtures.
4. Reporting: Provide a comprehensive report to the HOA board with recommendations for maintenance or repairs.

STORMWATER INSPECTION

1. The purpose of this scope of work is to outline the tasks and responsibilities of a certified stormwater inspector in inspecting the stormwater system for the HOA. The inspection will cover all components of the stormwater system, including but not limited to, storm drains, catch basins, detention/retention ponds, outfalls, and conveyance systems. Review existing stormwater management plans and previous inspection reports.
2. Coordinate with HOA representatives to schedule inspection dates and access to all areas of the stormwater system.
3. Check for blockages, sediment buildup, and structural integrity of storm drains and catch basins.
4. Inspect detention/retention ponds for proper function, including inlet and outlet structures. Assess the condition of outfalls and conveyance systems for signs of erosion or damage.
5. Document any signs of illicit discharges or pollutants entering the stormwater system.
6. Record findings with detailed notes and photographs.
7. Prepare a comprehensive inspection report summarizing the condition of the stormwater system.
8. Provide recommendations for maintenance, repairs, or improvements needed to ensure proper function and compliance with regulations.
9. Discuss findings and recommended actions.
10. Assist in developing a maintenance plan based on the inspection results

**Selected Services Available:**

The Following select services below can be added:

Service	Price Per Service	Qty	Annual Price
Aquatic Weed Control			
Pump Service			
Fertilize Trees			
Fertilize Foliage			
Turf pre-emergent			
Core Aeration			
Over - Seed			
Mulch			
Seasonal Plantings			
Algae/Submerged weed control			
Fountain/Aeration Maintenance			
Landscape Lighting Inspection			
Irrigation Mapping			
Stormwater Inspection (Included)	\$0.00	1	\$0.00

Irrigation Services

Routine irrigation inspections and minor repairs are included in the base contract to maintain system functionality. Major repairs or system overhauls require a separate proposal and written approval from the Property Manager. Adequate water must be available to support plant health. The warranty on plant material becomes void in cases of:

- Irrigation failure beyond Land & Lakes' control
- Water bans or municipal restrictions

Total Pricing Based on Selections:

Comon Area Total Monthly Price:

\$1,995.00

Common Area Total Annual Price:

\$23,940.00

Total Annual Price:

\$23,940.00



Payments are due on the first day of the month following the month of service. Additional services will be invoiced upon completion with payment due within thirty (30) days of the date of the invoice. We welcome the opportunity to be of service and thank you for your consideration of our proposal. By signing and acceptance, I have read, understand, and agree to the foregoing Agreement and hereby accept it on behalf of the Customer.

Land and Lakes, LLC:

By _____ Date _____
Title _____

Ham Brown Reserve Community Development District
c/o Community Management Professionals- An Associa Company

By _____ Date _____
Title _____

TERMINATION - The Parties agree that this Agreement is a yearly service agreement that continues until terminated. The Agreement may be terminated by either Party; however, both Parties must provide at least thirty (30) days' advance written notice of termination. Such written notice may be delivered in person, by email, or by mail to the other Party's designated representative or office. In addition, the Redtail Community Association reserves the right to extend the notice period up to sixty (60) days at its sole discretion to ensure a proper transition of services and the opportunity to secure a replacement service provider if necessary.

PAYMENT TERMS - Payments for services are due on the first day of the month following the month in which the service was provided. Additional services, including Select Services, will be invoiced upon completion, with payment due within thirty (30) days of the invoice date. A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of the invoice.

Either party may terminate this Agreement with thirty (30) days' written notice to the other. Upon termination, all amounts due for services already rendered shall become immediately due and payable. In the event of early termination by either party, **Land & Lakes shall be entitled to payment only for:**

- Services actually rendered up to the termination date, and



- Landscaping materials specifically purchased for the Redtail Community Association but not yet installed, provided such materials cannot reasonably be used elsewhere or returned.

The Association shall not be responsible for any general business costs incurred by Land & Lakes, including but not limited to the purchase of new equipment, tools, or administrative overhead unrelated to direct services or materials for the Redtail Community Association.

Legal Costs: Either party shall be entitled to recover reasonable attorney's fees and costs if they prevail in any legal action arising from the enforcement or breach of this Agreement. This provision is intended to protect the rights of both parties and ensure an equitable resolution process.

Subcontracting and Assignment - Land & Lakes shall not subcontract any portion of the services described in this Agreement without the prior written consent of the Customer. Likewise, Land & Lakes shall not assign or transfer this Agreement, in whole or in part, or allow it to be assumed by another vendor, without the prior written consent of the Customer. Any subcontracting or assignment arrangement approved by the Customer shall not relieve Land & Lakes of any of its obligations or liabilities under this Agreement. Land & Lakes shall remain fully responsible for the performance of all services, whether performed directly or by an approved subcontractor or successor.

GENERAL TERMS - Land & Lakes shall furnish all supervision, labor, materials, and equipment required to maintain the landscape throughout the contract period. The scope of our services shall be limited exclusively to those items approved on the Pricing Summary page. Additional services, terms, and conditions may be a part of this agreement if included in exhibits attached hereto, or later agreed to by both parties. Land & Lakes is not responsible for the condition of the landscape due to drought, freeze, irrigation deficiencies, storm damage, other acts of God, or regulations imposed by governing authorities. Land & Lakes assumes no liability for damage or consequential damage caused by conditions beyond our control. It is understood and agreed that Land & Lakes is not liable for any damage that is not caused by the negligence of Land & Lakes, its agents, or employees. Land & Lakes shall perform in accordance with the written terms and specifications contained or referred to in the Landscape Maintenance Proposal/Agreement, Exhibits, or other written documents or drawings attached to the Agreement. Land & Lakes reserves the right to renegotiate the contract when the price or scope of work is affected by changes to any local, state, or federal law, regulation, or ordinance that goes into effect after the Agreement is signed.

Bio-Hazards/Hazardous Materials Unless specifically included in the scope of work, Land & Lakes shall not be responsible for policing, picking up, removing, or disposing of certain materials that may be biohazards or considered hazardous materials on the Customer's property. This includes, but is not limited to, items such as hypodermic needles, items containing bodily fluids, clothing or materials used in the process of cleaning up bodily fluids, or items that may be considered hazardous.

Pest Control/Fertilization If included in the scope of the Proposal/Agreement, Land & Lakes shall be responsible for selecting control materials from a list of products approved for



specific use by the U.S. Environmental Protection Agency, or other agencies with regulatory responsibility over the specific use and affirmed for that use by the appropriate State Government. MSDS product information will be available for all applications performed. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval has been canceled by regulatory authorities, Land & Lakes shall not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, Land & Lakes will not be responsible for control or repair of damage caused by such uncontrollable pests.

Irrigation Sufficient water must be available on a timely basis to prevent drought damage to turf grass, shrubs, trees, and flowers. Deficiencies arising from any of the following conditions are grounds to terminate the expressed or implied warranty on plants: * Water bans issued by governing bodies * Failure of irrigation systems beyond Land & Lakes' control

HAM BROWN RESERVE - PHASES 1A, 1B, 1C AND 1D

SECTIONS 12 AND 13, TOWNSHIP 26 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

SHEET 2 OF 14

PLAT BOOK **36** PAGE **22**

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	25.00	80°31'19"	27.32	S74°02'21"W
C10	574.50	1°20'53"	121.33	N68°45'36"W

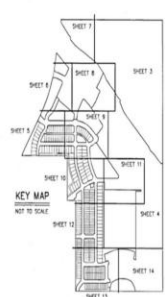
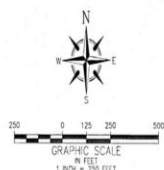
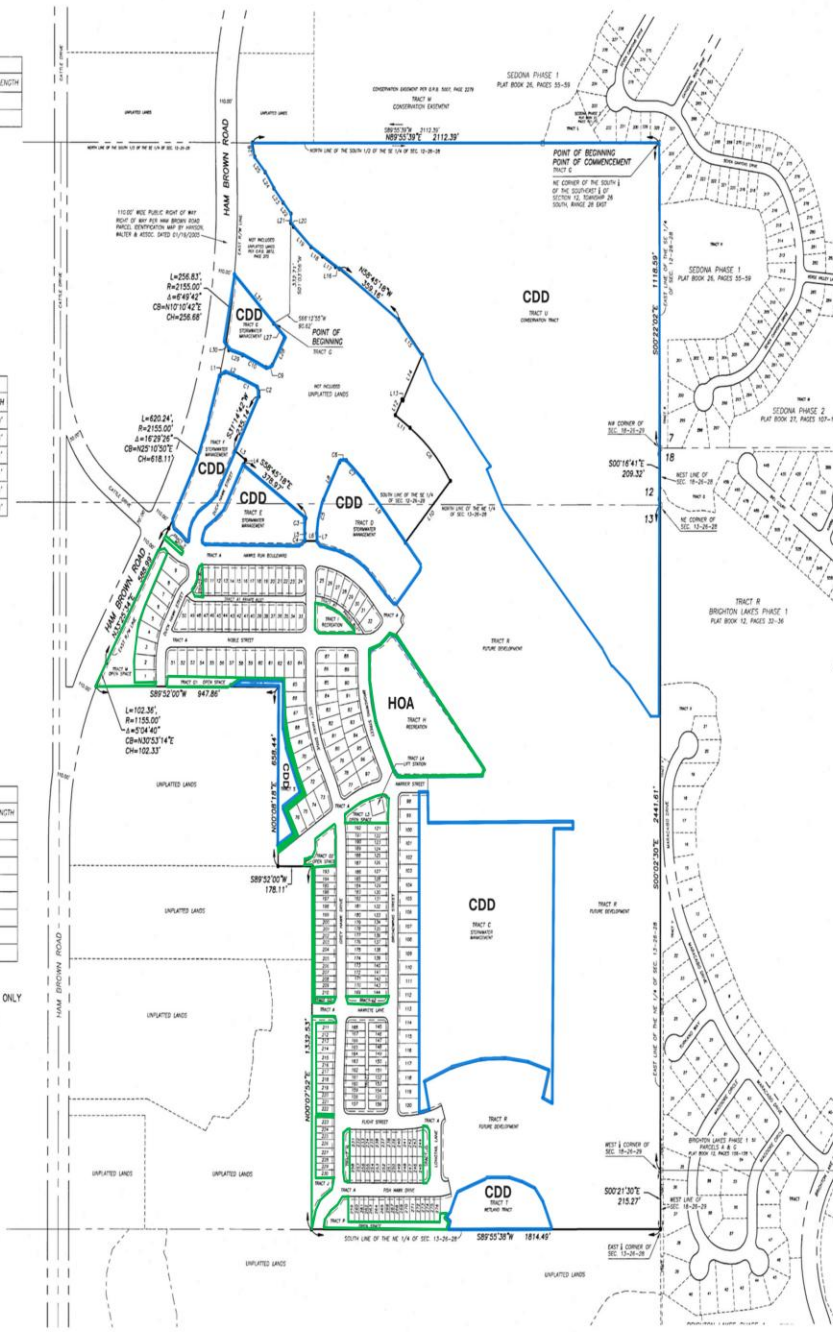
LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	S48°45'13"E	74.23'
L28	S31°14'42"W	130.62'
L29	N67°19'52"W	73.71'
L30	N67°25'40"W	28.79'
L31	S48°45'20"E	270.74'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N61°54'54"E	35.52'
L2	S78°19'52"W	74.83'
L3	S58°45'18"E	62.00'
L4	S31°14'42"W	18.67'
L5	S00°00'00"E	22.49'
L6	N00°00'00"E	62.59'
L7	N00°00'00"E	27.81'
L8	N31°14'42"E	160.46'
L9	S48°45'18"E	216.33'
L10	N45°59'00"E	325.32'
L11	N58°45'18"W	80.24'
L12	N31°14'42"E	67.33'
L13	S58°45'18"E	6.02'
L14	N31°14'42"E	194.00'
L15	N43°45'41"W	179.11'
L16	N70°42'37"W	21.99'
L17	N61°23'36"W	77.63'
L18	N59°19'59"W	69.22'
L19	N51°01'46"W	117.86'
L20	N45°30'28"W	18.81'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N67°02'08"E	34.60'
L22	N47°29'58"W	57.08'
L23	N47°35'53"W	71.23'
L24	N38°08'40"W	73.44'
L25	N43°54'34"W	78.30'
L26	N72°10'22"W	50.68'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	489.50	1°14'23"	100.79	S70°26'30"E
C2	25.00	80°47'01"	41.79	S16°38'49"E
C3	300.00	10°45'35"	56.34	S55°22'40"W
C4	25.00	12°31'06"	5.46	S08°15'33"W
C5	238.00	31°14'42"	128.79	N10°32'21"E
C6	25.00	91°38'10"	26.68	N77°02'47"E
C7	500.00	13°06'14"	114.35	S50°24'01"E
C8	713.00	2°30'56"	287.86	N47°11'20"W

LINE AND CURVE TABLE SHOWN ARE FOR THIS SHEET ONLY
SEE SHEETS 3-14 FOR TRACT PURPOSE INFORMATION



CDD
HOA

LEGEND

P.B. PLAT BOOK	DEGREES	Δ DELTA/CENTRAL ANGLE
P.C. POINT OF COMMENCEMENT	MINUTES	P.O.B. POINT OF BEGINNING
P.S. PROFESSIONAL SURVEYOR	SECONDS	P.O.C. POINT OF COMMENCEMENT
R/W. RIGHT OF WAY	± MORE OR LESS	R/W. RIGHT OF WAY
L.S. LOCATED SURVEYOR	L.S. LOCATED SURVEYOR	P.I. POINT OF INTERSECTION
C/O. CHORD	C/O. CHORD	P.I. POINT OF INTERSECTION
L. LENGTH	L. LENGTH	P.I. POINT OF INTERSECTION
P.S.M. PROFESSIONAL SURVEYOR	P.C. POINT OF COMMENCEMENT	P.I. POINT OF INTERSECTION
AND MAPPER	COR. CERTIFIED CORNER RECORD	P.I. POINT OF INTERSECTION
FLA. FLORIDA	CONC. CONCRETE	P.I. POINT OF INTERSECTION
DOT. DEPARTMENT OF TRANSPORTATION	NON. NON-ADJACENT	P.I. POINT OF INTERSECTION
	REGISTERED LAND SURVEYOR	P.I. POINT OF INTERSECTION

- DENOTES SET 5/8" IRON ROD W/CH. TRIM L.B. 996"
- DENOTES 1/2" IRON ROD W/CH. L.B. 996"
- ⊗ DENOTES NAIL AND DISK L.B. 996 P.C.P.
- DENOTES FOUND CONCRETE MONUMENT. P.M. AS NOTED

JOHNSTON'S
SURVEYING INC.
900 Cross Florida Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #906

CFN#2024148360

HAM BROWN RESERVE

COMMUNITY DEVELOPMENT DISTRICT

11

HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

12

RESOLUTION 2025-06

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Ham Brown Reserve Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**HAM BROWN RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

13

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this ____ day of _____, 2025, by and between:

Ham Brown Reserve Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

Brookfield Holdings (Ham Brown) LLC, a Delaware limited liability company ("**Developer**"), and whose address is 3200 Park Center Drive, Suite 1000, Costa Mesa, California 92626.

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2026 ("**FY 2026 Budget**"), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2026 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

Name: _____

Title: _____

BROOKFIELD HOLDINGS (HAM BROWN) LLC

By: _____

Name: _____

Title: _____

EXHIBIT A: FY 2026 Budget

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,861	\$ -	\$ -	\$ 6,861
Due from Landowner	12,267	-	-	12,267
Total assets	<u>19,128</u>	<u>-</u>	<u>-</u>	<u>19,128</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 15,896	\$ -	\$ -	\$ 15,896
Due to Landowner	-	9,214	258	9,472
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>21,896</u>	<u>9,214</u>	<u>258</u>	<u>31,368</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	12,267	-	-	12,267
Total deferred inflows of resources	<u>12,267</u>	<u>-</u>	<u>-</u>	<u>12,267</u>
Fund balances:				
Restricted for:				
Debt service	-	(9,214)	-	(9,214)
Capital projects	-	-	(258)	(258)
Unassigned	(15,035)	-	-	(15,035)
Total fund balances	<u>(15,035)</u>	<u>(9,214)</u>	<u>(258)</u>	<u>(24,507)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 19,128</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,128</u>

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 29,790	\$ 133,890	22%
Total revenues	-	29,790	133,890	22%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	20,000	48,000	42%
Legal	640	8,338	25,000	33%
Engineering	297	2,155	2,000	108%
Audit	3,075	3,075	5,000	62%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
EMMA software service*	-	-	1,500	0%
Trustee*	-	-	6,500	0%
Telephone	17	167	200	84%
Postage	10	45	500	9%
Printing & binding	42	417	500	83%
Legal advertising	-	79	6,500	1%
Annual special district fee	-	175	175	100%
Insurance	-	5,637	5,500	102%
Contingencies/bank charges	92	898	750	120%
Website hosting & maintenance	705	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	6,878	41,691	104,790	40%
Field Operations				
Field operations manager	-	-	6,600	0%
Electricity	-	-	22,500	0%
Total field operations	-	-	29,100	0%
Total expenditures	6,878	41,691	133,890	31%
Excess/(deficiency) of revenues over/(under) expenditures	(6,878)	(11,901)	-	
Fund balances - beginning	(8,157)	(3,134)	-	
Fund balances - ending	\$ (15,035)	\$ (15,035)	\$ -	

*These items will be realized when bonds are issued

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(9,214)	(9,214)
Fund balances - ending	<u><u>\$ (9,214)</u></u>	<u><u>\$ (9,214)</u></u>

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(258)	(258)
Fund balances - ending	<u><u>\$ (258)</u></u>	<u><u>\$ (258)</u></u>

HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Ham Brown Reserve Community Development District held a Regular Meeting on May 28, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present:

Jack Traynor	Chair
Atino Secor	Vice Chair
Ryan O'Dowd	Assistant Secretary
Mike Roche	Assistant Secretary

Also present:

Jaime Sanchez	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates
Chris Conti	Wrathell, Hunt and Associates
Jere Earlywine (via telephone)	District Counsel
Xabier Guerricagoitia	District Engineer
Ashton Bligh (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:08 a.m.

Supervisors Traynor, Roche, Secor and O'Dowd were present. Supervisor Fitzpatrick was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Dan Fitzpatrick [Seat 3]

On MOTION by Mr. O'Dowd and seconded by Mr. Roche, with all in favor, the resignation of Dan Fitzpatrick from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired
Term of Seat 3; Term Expires November
2026

This item was deferred. It will remain on the agenda.

- **Administration of Oath of Office to Elected Supervisors [Peter Eduardo – Seat 2, Greg Mundell – Seat 4] (the following to be provided under separate cover)**
 - A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. Membership, Obligations and Responsibilities**
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09,
Electing and Removing Officers of the
District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-09. The purpose of this Resolution is to remove Dan Fitzpatrick as an Assistant Secretary. All other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Mr. Roche and seconded by Mr. Traynor, with all in favor, Resolution 2025-09, Electing and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03,
Approving the Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and

**Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Ms. Cerbone presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget, with expenses funded as they are incurred. She explained the on-roll and off-roll assessment collection process related to un-platted versus platted lots and the Board deciding what the maximum assessment amount will be, which will be placed on the Mailed Notice.

Ms. Cerbone stated she spoke to Mr. Droor to recap the status of platting, the first bond issuance, and probably a second bond issuance. If bonds are issued before the August 27, 2025 Public Hearing, she will incorporate associated costs into the proposed Fiscal Year 2026 budget.

Discussion ensued regarding the field operations budget items, adding and assigning \$1,000 to new "property insurance" budget item and securing quote to insure entry monument. Ms. Sanchez and Mr. Secor will fine-tune the Field Operations portion of the budget, as it is likely the entire build-out will span over two fiscal years.

Ms. Cerbone reviewed the Assessment Comparison Projected Fiscal Year 2026 Assessments Table on Page 5, outlining on and off-roll assessments. Mr. Earlywine proposed the option of levying Professional & Administrative and the Field Operations & Maintenance (O&M) assessments on platted lots and only levying Professional & Administrative assessments on the un-platted lots, as needed, in addition to initiating a Deficit Funding Agreement.

In response to a question of setting up an MSDU to remove the streetlights from the CDD, Mr. Earlywine stated that it is possible; however, it is cheaper to run it through the CDD. The Board has until August to decide if whether to go this route.

The consensus was to leave the proposed budget as is, with the caveat that Staff work to fine-tune the budget and further discuss changing the un-platted lots to Landowner Contribution Deficient Funding versus off-roll assessment, at the next meeting. The maximum assessment amount will be on the Mailed Notice to the property owners, and a Landowner Deficit Funding Agreement and an Assessment Resolution will be placed on the next agenda.

On MOTION by Mr. Roche and seconded by Mr. Secor, with all in favor, Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date

On MOTION by Mr. O'Dowd and seconded by Mr. Roche, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-05. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Roche and seconded by Mr. O'Dowd, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating the Location of the Local

District Records Office and Providing an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Presentation of Engineer's Report (for informational purposes)

Mr. Earlywine stated that the Engineer's Report is essentially the same Report previously approved as part of the Master hearing, but with minor updates showing the product types and costs broken into two phases. The Report has all the findings necessary, stating there are sufficient benefits to the project to justify the assessments and that the project is feasible and reasonable to be constructed.

On MOTION by Mr. Roche and seconded by Mr. Traynor, with all in favor, the Engineer's Report, in substantial form for use in connection with bond issuance, was approved.

ELEVENTH ORDER OF BUSINESS

Presentation of Amended First Supplemental Special Assessment Methodology Report

Ms. Cerbone presented the Amended First Supplemental Special Assessment Methodology Report. She reviewed the Appendix Tables outlining the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, Benefit Allocation, CIP Cost Allocation, Minimum Required Contribution-Phase 1 from the Developer and the Assessment Apportionment-Phase 1. She noted the following:

- The Methodology Report confirms the information described in the Engineer's Report.
- The total CIP costs are estimated at \$4,305,000.
- The total par amount of bonds, including costs of financing, capitalized interest and debt service reserve, is \$4,305,000 to finance CIP costs in the estimated amount of \$3,737,134.50.

Mr. Earlywine stated that the primary change from the Methodology Report in October is updating the documents to take into account splitting the bond issuance and assessment

178 areas into two. The Report contains the findings that there is sufficient benefit from the project
179 to justify the assessments and includes language suggesting the assessments are fair and
180 reasonably allocated across the units in accordance with law.

181
182 **On MOTION by Mr. Roche and seconded by Mr. Traynor, with all in favor, the**
183 **Amended First Supplemental Special Assessment Methodology Report dated**
184 **May 28, 2025, in substantial form for use in connection with bond issuance,**
185 **was approved.**

186
187
188 **TWELFTH ORDER OF BUSINESS**

Presentation of Resolution 2025-07, Authorizing the Issuance of its Ham Brown Reserve Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One Project) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and Its Use by the Underwriter in Connection with the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to The Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the

**Proper Officials to Do All Things Deemed
Necessary in Connection with the Issuance,
Sale and Delivery of the Series 2025 Bonds;
Making Certain Declarations; Repealing
Resolution No. 2025-01 Adopted October
23, 2024; Providing an Effective Date and
for Other Purposes**

Ms. Bligh presented Resolution 2025-07, known as the Amended and Restated Delegation Resolution, which accomplishes the following:

- Supplements the original authorizing resolution adopted in September 2023.
- Repeals the prior Delegation Resolution adopted in October, 2024. (Section 12)
- Authorizes the issuance of a series of bonds to provide funding for the primary purpose of the construction of public infrastructure for approximately 276 residential units.
- Approves forms of documents attached to the Resolution, including the First Supplemental Indenture, Bond Purchase Contract, documents related to the Series 2025 bonds, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreements, etc.
- Sets forth that a public offering is not required and sets forth the parameters for any optional redemption of the Series 2025 bonds, which will be determined at pricing.
- Sets forth that the interest rate on the Series 2025 bonds shall not exceed the maximum statutory rate, the aggregate principal amount of the Series 2025 bonds shall not exceed \$6 million and shall have a maturity not later than the maximum terms allowed by Florida law, and defines the allowable Underwriter fee.
- Authorizes the Chair, Secretary or respective designee to execute and deliver documents and instruments regarding the issuance of the Series 2025 bonds.
- Repeals the prior Delegation Resolution adopted late last year.

On MOTION by Mr. Roche and seconded by Mr. Secor, with all in favor, Resolution 2025-07, Authorizing the Issuance of its Ham Brown Reserve Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One Project) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated

Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and Its Use by the Underwriter in Connection with the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to The Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Repealing Resolution No. 2025-01 Adopted October 23, 2024; Providing an Effective Date and for Other Purposes, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2024 (Assessment Area One Project); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming The Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date [ASSESSMENT AREA ONE]

Mr. Earlywine presented Resolution 2025-08, known as the Delegated Assessment Resolution, which serves as the final Assessment Resolution. This is an updated Resolution to the Resolution adopted in October, 2024. The Resolution addresses Assessment Area One and accomplishes the following:

➤ Finalizes the assessments and authorizes approval of the Engineer's Report and the Amended First Supplemental Special Assessment Methodology Report and gives authority to update the Amended First Supplemental Special Assessment Methodology Report after pricing.

➤ Serves as a final record of the assessments.

On MOTION by Mr. Roche and seconded by Mr. Traynor, with all in favor, Resolution 2025-08, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2024 (Assessment Area One Project); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming The Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date [ASSESSMENT AREA ONE], was adopted.

FOURTEENTH ORDER OF BUSINESS

Consideration of Issuer's Counsel Documents

Mr. Earlywine presented the following, all of which pertains to Assessment Area One:

- A. Collateral Assignment Agreement
- B. Completion Agreement
- C. Declaration of Consent
- D. True Up Agreement

Mr. Earlywine will correct a typographical error in the True Up Agreement.

On MOTION by Mr. O'Dowd and seconded by Mr. Roche, with all in favor, the Issuer's Counsel Documents, including the Collateral Assignment Agreement, Completion Agreement, Declaration of Consent, and True Up Agreement, all in substantial form, were approved.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Rocher and seconded by Mr. Traynor, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of October 23, 2024 Regular Meeting Minutes

On MOTION by Mr. Traynor and seconded by Mr. O'Dowd, with all in favor, the October 23, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated that once the offering statement is ready and posted, he expects the bond funds to be released about three weeks later. He will check with Ms. Buchanan on the status of the acquisition documents.

Ms. Cerbone discussed the bond closing process, which will occur remotely.

B. District Engineer: Boyd Civil Engineering, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **Property Insurance on Vertical Assets**

Ms. Sanchez will ask the insurance carrier about insuring the entry monument, based on the written commitment, since receipt of the ownership documents to bind coverage under the CDD is underway.

This item will remain on the agenda.

- **NEXT MEETING DATE: June 25, 2025 at 11:00 AM**

- **QUORUM CHECK**

The June and July meetings will be canceled. The next meeting will be on August 27, 2025.

EIGHTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Mr. Roche announced his resignation from the Board effective today. He will send an email.

Discussion ensued regarding possible candidates to fill Seat 4 and providing that information to District Management to place on the next agenda.

On MOTION by Mr. O'Dowd and seconded by Mr. Roche, with all in favor, the resignation of Mike Roche from Seat 4, was accepted.

NINETEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. O'Dowd and seconded by Mr. Secor, with all in favor, the meeting adjourned at 12:16 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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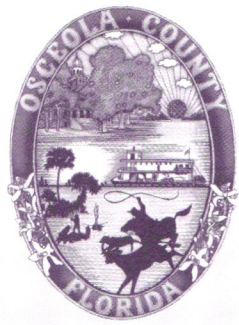
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392 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 21, 2025

Ms. Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

RE: Ham Brown Reserve Community Development District – Registered Voters

Dear Ms. Gillyard:

Thank you for your letter requesting confirmation of the number of registered voters within the Ham Brown Reserve Community Development District as of April 15, 2025.

The number of registered voters within the Ham Brown Reserve CDD is zero as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2024	Regular Meeting	11:00 AM
January 22, 2025 CANCELED	Regular Meeting	11:00 AM
February 26, 2025 CANCELED	Regular Meeting	11:00 AM
March 26, 2025 CANCELED	Regular Meeting	11:00 AM
April 23, 2025 CANCELED	Regular Meeting	11:00 AM
May 28, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	11:00 AM
June 25, 2025 CANCELED	Regular Meeting	11:00 AM
July 23, 2025 CANCELED	Regular Meeting	11:00 AM
August 27, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	11:00 AM
September 24, 2025	Regular Meeting	11:00 AM